



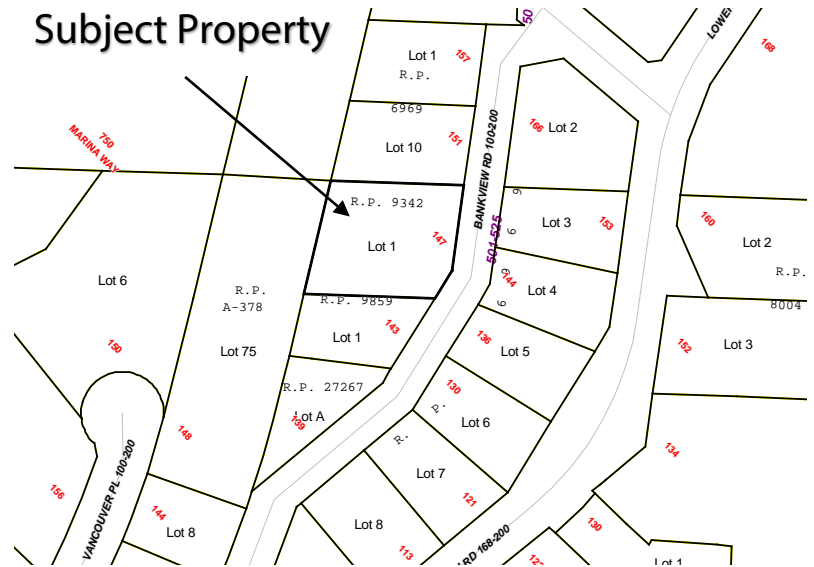
April 26, 2018

Subject Property:
147 Bankview Road

Lot 1, District Lot 188, Similkameen Division Yale District, Plan 9342

Application:
Development Variance Permit PL2018-8202

The applicant is proposing to convert the existing double car garage into living space and construct a new 67.6m² (728ft²) garage on the northeast corner of the property. To facilitate the construction of the garage, the applicant is requesting a variance to the following section of Zoning Bylaw 2017-08:



- Section 10.1.2.5: To decrease the minimum front yard from 6.0m to 3.5m

Information:

The staff report to Council and Development Variance Permit PL2018-8202 will be available for public inspection from **Friday, April 27, 2018 to Tuesday, May 8, 2018** at the following locations during hours of operation:

- Penticton City Hall, 171 Main Street
- Penticton Library, 785 Main Street
- Penticton Community Centre, 325 Power Street

You can also find this information on the City’s website at www.penticton.ca/publicnotice.

Please contact the Planning Department at (250) 490-2501 with any questions.

Council Consideration:

Council will consider this application at its Regular Council Meeting scheduled for **6:00 pm, Tuesday, May 8, 2018** in Council Chambers at Penticton City Hall, 171 Main Street.

Public Comments:

You may appear in person, or by agent, the evening of the Council meeting, or submit a petition or written comments by mail or email no later than **9:30 am, Tuesday, May 8, 2018** to:

Attention: Corporate Officer, City of Penticton
171 Main Street, Penticton, B.C. V2A 5A9
Email: publichearings@penticton.ca.

No letter, report or representation from the public will be received by Council after the conclusion of the May 8, 2018 Council Meeting.

Please note that all correspondence submitted to the City of Penticton in response to this Notice must include your name and address and will form part of the public record and will be published in a meeting agenda when this matter is before the Council or a Committee of Council. The City considers the author's name and address relevant to Council's consideration of this matter and will disclose this personal information. The author's phone number and email address is not relevant and should not be included in the correspondence if the author does not wish this personal information disclosed.

Blake Laven, RPP, MCIP
Manager of Planning

Date: May 8, 2018
To: Peter Weeber, Chief Administrative Officer
From: Randy Houle, Planner I
Address: 147 Bankview Road
Subject: Development Variance Permit PL2018-8208

File No: 2018 PRJ-073

Staff Recommendation

THAT Council approve "Development Variance Permit PL2018-8208" for Lot 1 District Lot 188 Similkameen Division Yale District Plan 9342, located at 147 Bankview Road, a permit to decrease the minimum front yard from 6.0m to 3.5m;

AND THAT staff be directed to issue "Development Variance Permit PL2018-8208".

Background

The subject property (Attachment A) is zoned R1 (Large Lot Residential) and designated by the City's Official Community Plan as LR (Low Density Residential). Photos of the site are included as Attachment D. The property currently has a single family dwelling built on it with an attached garage. The surrounding properties are primarily zoned R1 (Large Lot Residential) and P2 (Parks and Recreation). The property is adjacent to the Kettle Valley Railway trail and in close proximity to Vancouver Hill.

Proposal

The applicant is proposing to convert the existing double car garage into living space and construct a new 67.6m² (728ft²) garage on the northeast corner of the property. A breezeway will connect the proposed garage and principal building. The existing driveway will be utilized and the garage doors will face south, away from the street. To facilitate the construction, the applicant is requesting a Development Variance Permit to vary the following section of Zoning Bylaw No. 2017-08:

- Section 10.1.2.5: to decrease the minimum front yard from 6.0m to 3.5m

Financial implication

N/A

Technical Review

This application was forwarded to the City's Technical Planning Committee (TPC) and reviewed by the Engineering and Public Works Departments. Technical requirements have been identified and will be addressed as part of the building permit process. If the request for the variance is supported, BC Building Code and City bylaw provisions will apply.

Development Statistics

The following table outlines the proposed development statistics on the plans submitted with the variance application:

Item	Requirement R1 zone	Proposed
Required Setbacks		
Front yard (east):	6.0m	3.58m (variance required)
Rear yard (west)	6.0m	6.0m+
Interior yard (north):	1.5m	2.366m
Interior yard (south):	1.5m	10.0m+
Maximum height for accessory building:	4.5m	4.26m
Maximum size of all accessory buildings:	75m ²	67.6m ²

Analysis

Development Variance Permit

Support Variance

When considering a variance to a City bylaw, staff encourage Council to be mindful of any constraints on the property that makes following the bylaw difficult or impossible; whether approval of the variance would cause a negative impact on neighbouring properties and if the variance request is reasonable.

Section 10.1.2.5: to decrease the minimum front yard from 6.0m to 3.0m.

- Since R1 (Large Lot Residential) zoned properties don't typically have lanes, a 6.0m minimum front yard setback is required to ensure vehicles have enough space to park in the driveway without hanging onto the street. In the current proposal, the driveway access will remain as is and the garage doors will face south, away from the street. This will ensure that a car does not park in front of the garage doors and hang out onto the street. The grade of the proposed garage is 6-8 feet lower than the street and there is adequate landscaping along the street frontage of the property acting as a buffer. The height of the garage will be one storey and match the rest of the dwelling, thus reducing the negative impacts on the surrounding neighbourhood. Given the above, it is reasonable to support the variance.

Deny/Refer Variance

Council may consider that the proposed variance will negatively affect the neighborhood. If this is the case, Council should deny the variance.

Alternate Recommendations

1. THAT Council support DVP PL2018-8208 with conditions.
2. THAT DVP PL2018-8208 be referred back to staff.

Attachments

- Attachment A: Subject Property Location Map
- Attachment B: Zoning Map
- Attachment C: OCP Map
- Attachment D: Photos of Subject Property
- Attachment E: Site Plan
- Attachment F: Elevations
- Attachment G: Letter of Intent
- Attachment H: Development Variance Permit PL2018-8208

Respectfully submitted,

Randy Houle
Planner I

Approvals

Acting DDS	CAO
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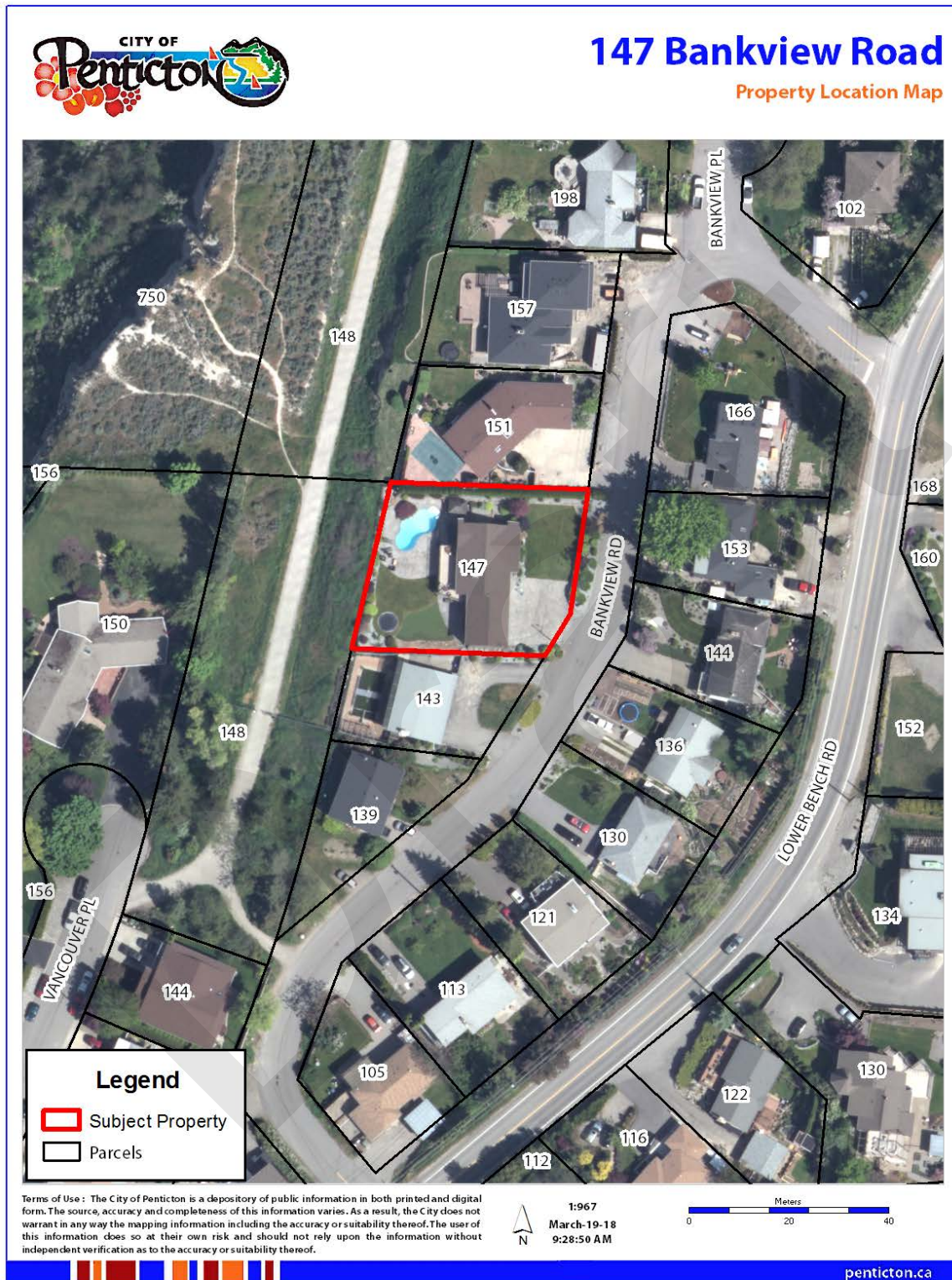


Figure 1: Subject Property Location Map

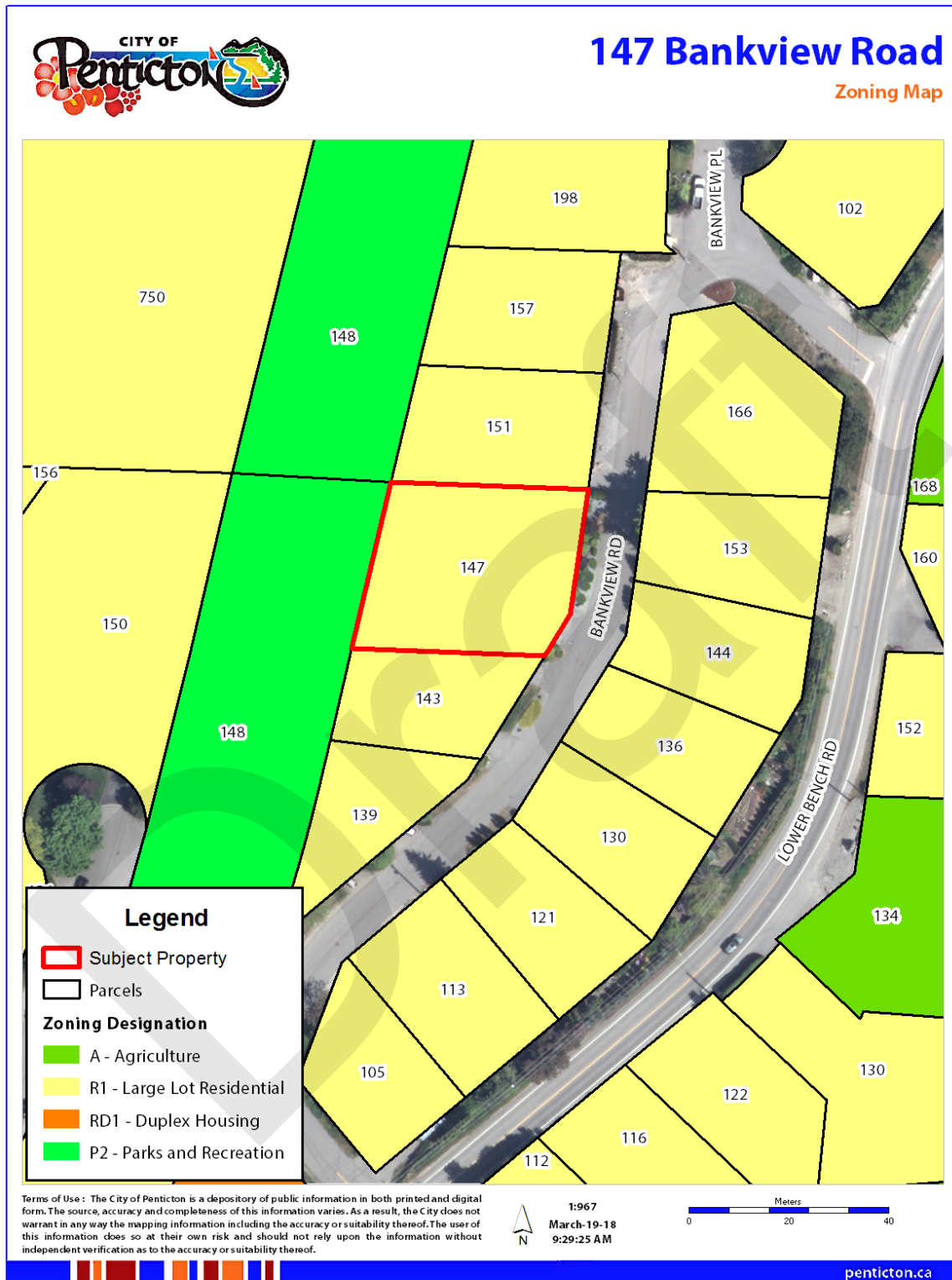


Figure 2: Zoning Map

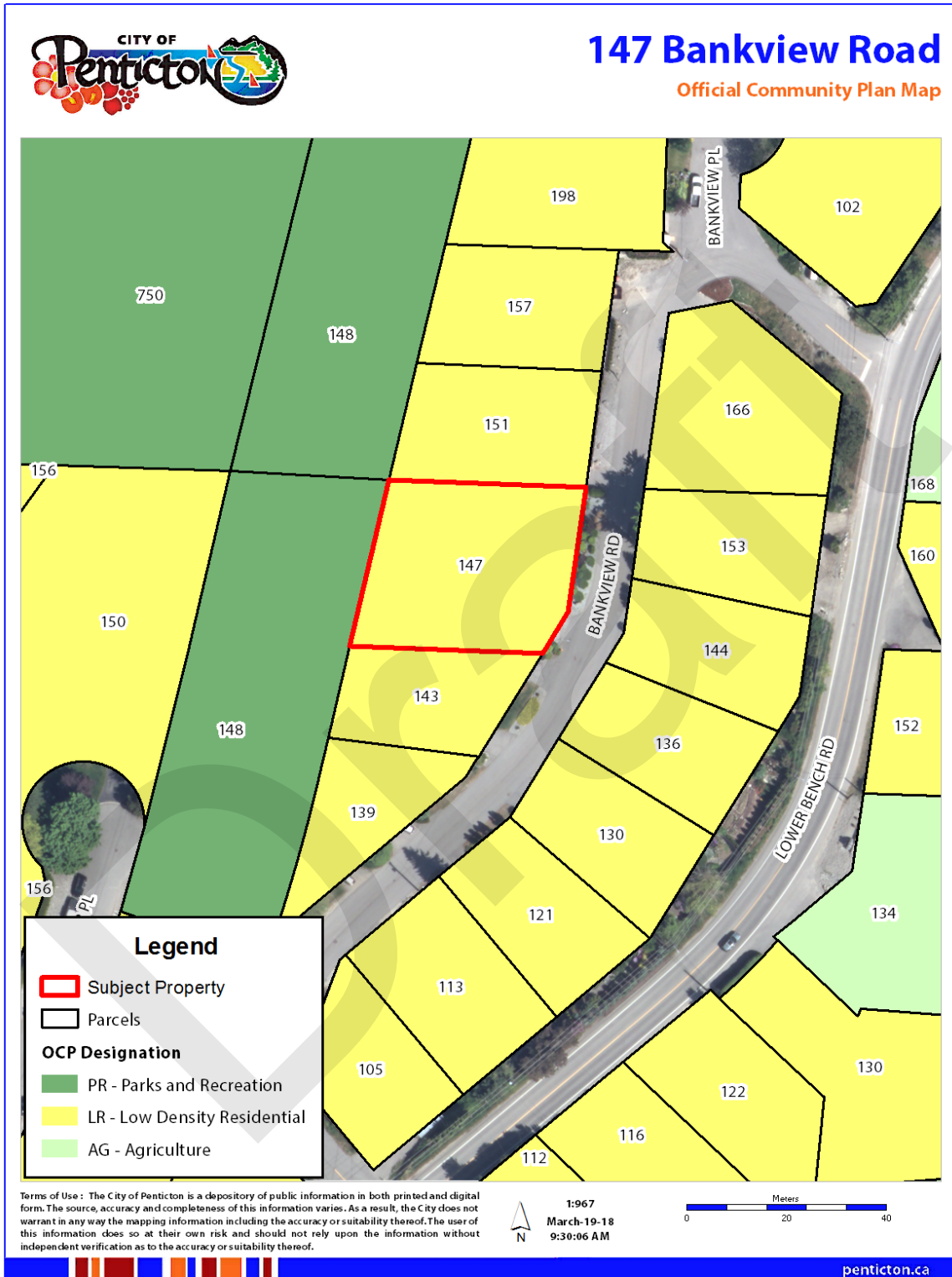


Figure 3: OCP Map

Attachment D – Photos of Subject Property



Figure 4: Street View of Subject Property



Figure 5: South View showing proposed garage location



Figure 6: Existing Driveway Access



Figure 7: Additional Street View of Subject Property

Attachment E – Site Plan

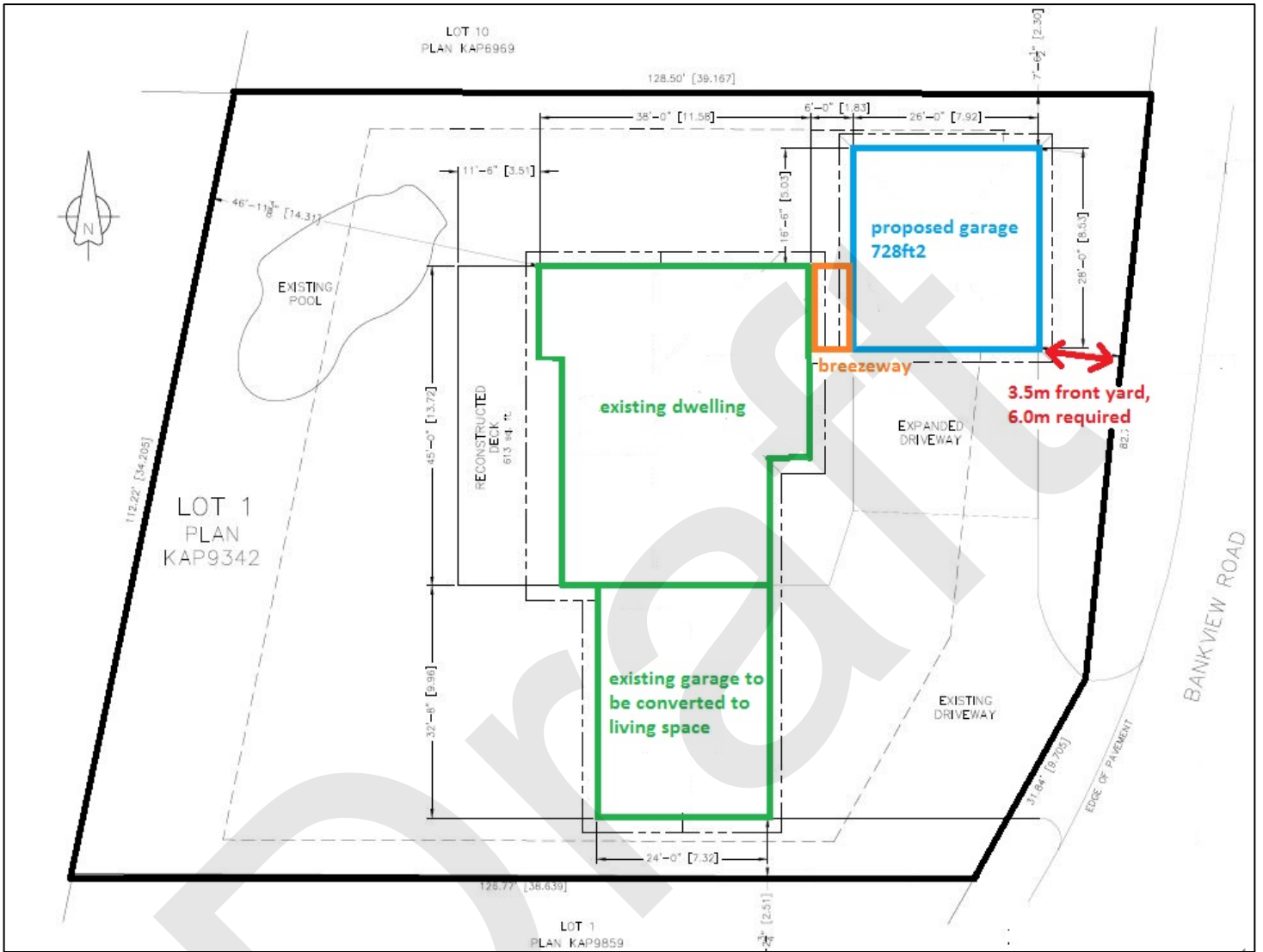


Figure 8: Site Plan

Attachment F- Elevations

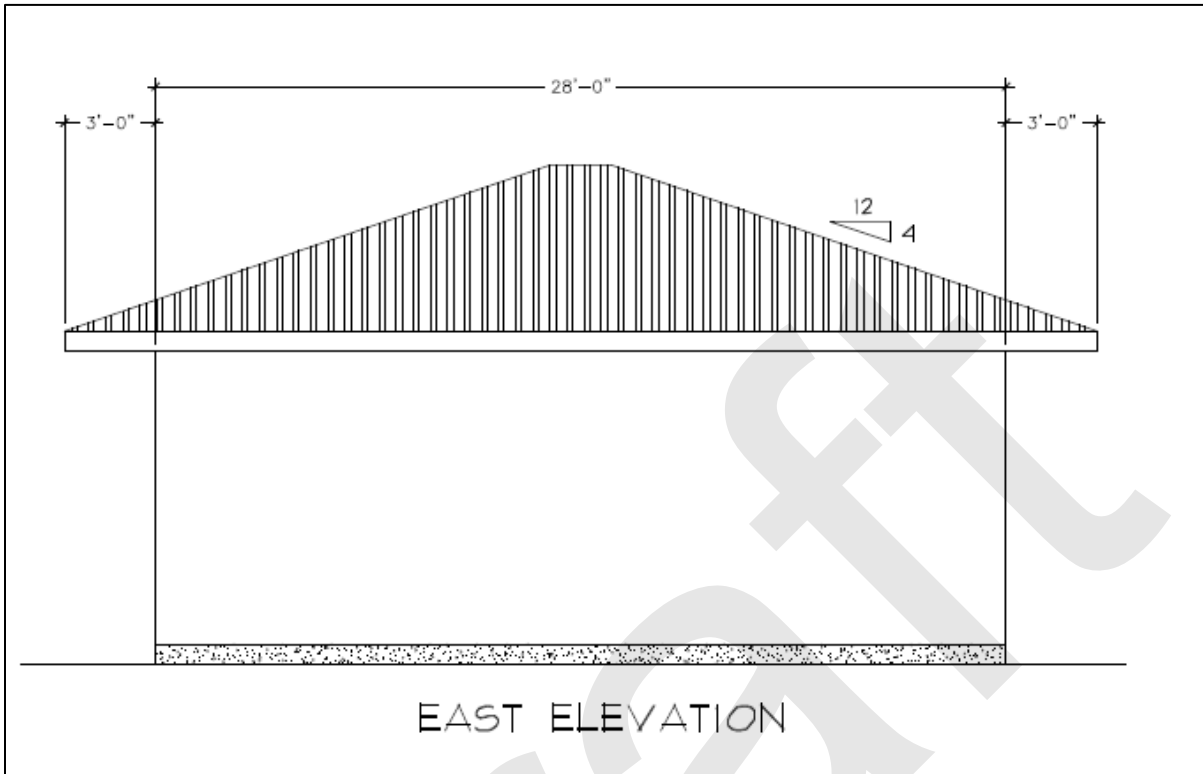


Figure 9: East Elevation (from Bankview Road)

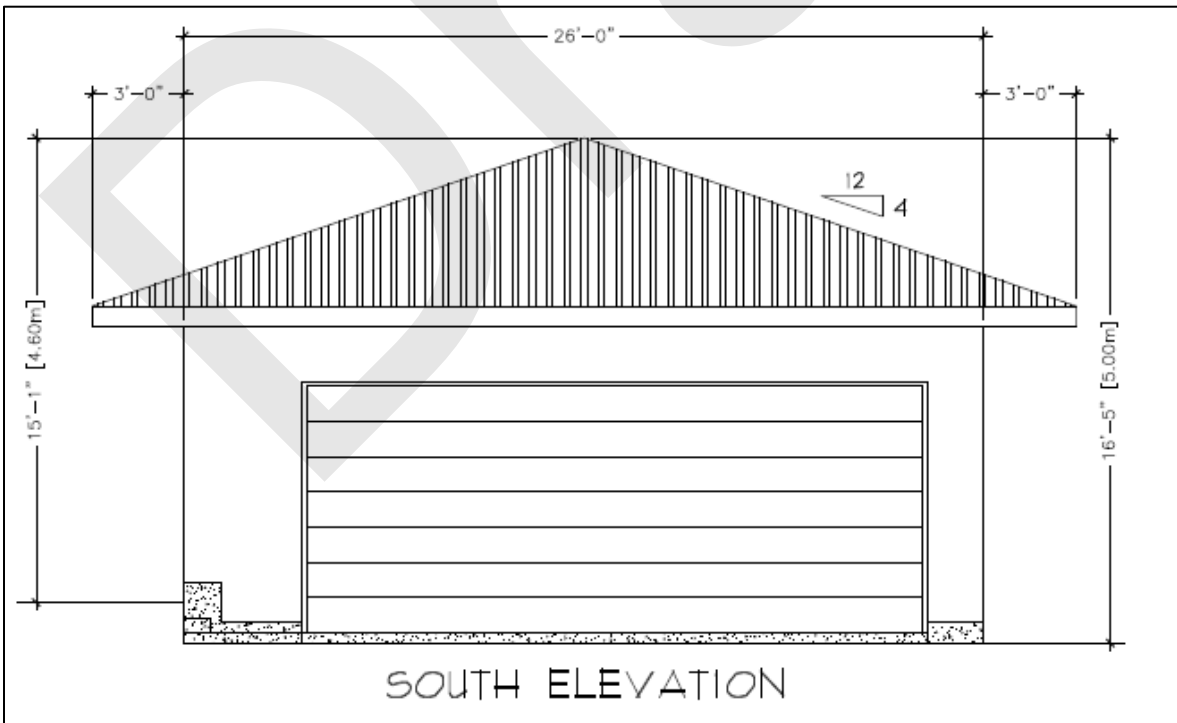


Figure 10: South Elevation

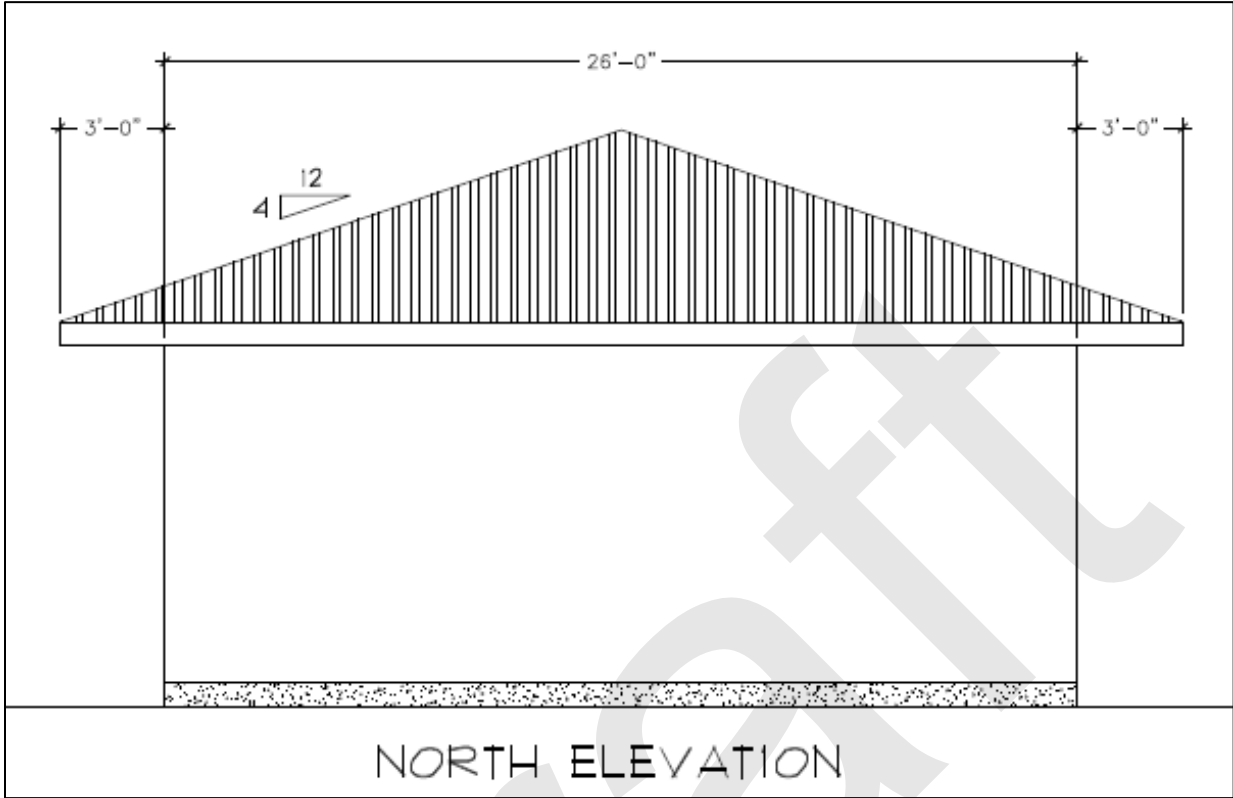


Figure 11: North Elevation

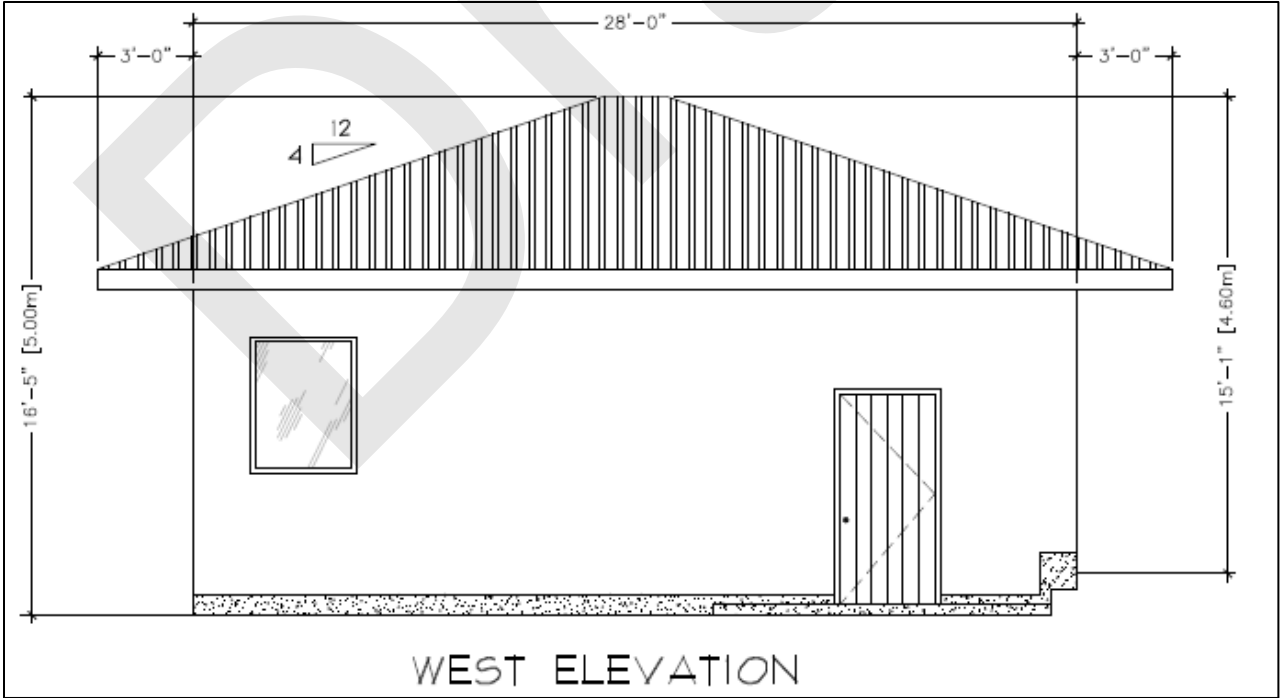


Figure 12: West Elevation

March 9, 2018

RE: Application for Development Variance Permit (147 Bankview Road, Penticton)

Dear Council,

We moved to Penticton in 2016 for the purpose of starting a new job at Penticton Regional hospital, and purchased a great home in a great neighborhood at that time. Having lived here for just over 2 years, we are now planning a renovation project to increase our livable interior space to better accommodate our growing family and out of town visitors, as well as make some much needed updates to the current layout and dated kitchen, etc.

As part of our plan we would like to repurpose the current attached garage by renovating it into new usable living space. Subsequently we would like to build a new garage in the North East corner of our property, which is the purpose of the variance permit application. We are hoping to have the new garage set 3 meters from the East property line rather than the current bylaw of a 6-meter setback.

The Northeast side of our property is nicely landscaped, which would remain in place, and the proposed garage would be a single story structure in line with the bungalow style of our house and would be designed in a fashion to appropriately fit in with surrounding home sizes and designs. Additionally, in consideration of our neighbours, we have purposely made our renovation plans so as not to build higher than the current roof line or impede upon any potential views that our neighbours may have.

Thank you for your consideration.

Paul and Jen Sanders

Figure 13: Letter of Intent



City of Penticton
171 Main St. | Penticton B.C. | V2A 5A9
www.penticton.ca | ask@penticton.ca

Development Variance Permit

Permit Number: DVP PL2018-8208

Name:
Address:

Conditions of Permit

1. This permit is issued subject to compliance with all of the bylaws of the City, except as specifically varied or supplemented by this Permit.
2. This permit applies to:

Legal: Lot 1 District Lot 188 Similkameen Division Yale District Plan 9342
Civic: 147 Bankview Road
PID: 009-709-266
3. This permit has been issued in accordance with Section 498 of the *Local Government Act*, to vary the following section of Zoning Bylaw 2017-08 to allow for the construction of an attached garage.
 - Section 10.1.2.5: to decrease the minimum front yard from 6.0m to 3.5m.

General Conditions

4. In accordance with Section 501 of the *Local Government Act*, the lands subject to this permit shall be developed in general accordance with this permit and the plans attached as Schedule A.
5. In accordance with Section 504 of the *Local Government Act*, if the holder of this permit does not commence the development authorized by this permit within 2 years of the date of this permit, this permit shall lapse.
6. **This permit is not a building permit. In order to proceed with this development, the holder of this permit must hold a valid building permit issued by the Building Inspection Department.**
7. This permit does not constitute any other municipal, provincial or federal approval. The holder of this permit is responsible to obtain any additional municipal, federal, or provincial approvals prior to commencing the development authorized by this permit.
8. This permit does not include off-site infrastructure costs that may be required at the building permit stage, such as Development Cost Charges (DCC's), road improvements and electrical servicing. There may be substantial infrastructure and servicing costs payable at a later date. For more information on servicing and infrastructure requirements please contact the Development Engineering Department at (250) 490-2501. For more information on electrical servicing costs, please contact the Electric Utility at (250) 490-2535.

Authorized by City Council, the 8 day of May, 2018

Issued this ____ day of _____, 2018

Dana Schmidt,
Corporate Officer

DVP PL2018-8208

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Draft